

REFERENCE: Excerpt from the Lauderdale Lakes CRA Plan Update (2014) focused on the NW 31 Avenue Residential Improvements



## PROJECT UPDATE: NW 31<sup>st</sup> Avenue Residential Improvements

The section of NW 31<sup>st</sup> Avenue between NW 39th Street and NW 44th Street is flanked by multifamily residential buildings that fail to address the public realm in a manner that is conducive to a good pedestrian environment: the units on the western side back into the Avenue, and the buildings to the east have continuous head-in parking along the front that make the existing sidewalk an unsafe and uninviting place. Yet these buildings provide housing to meet affordability in the area.

The community felt strongly that this area needed improvement. Residents hope to see this area renovated. Improvements ranging from simple and immediate code enforcement to long-term redevelopment were suggested.

Improvement of these multifamily buildings - from facade improvements and parking reconfiguration to complete redevelopment- will follow the public right-of-way improvements to NW 31st Avenue and will require CRA support.

Improvements recommended for these residential units include:

- Provision of redevelopment incentives to encourage complete redevelopment of the buildings. New buildings should appropriately address (front) the public realm and shield parking (side or rear)
- Provision of funding through the facade improvement program to include parking lot reconfigurations
- Incorporation of landscaping
- Development of a "facade menu" that suggest ideas for building improvements.
- Replacement of the fence on the eastern edge with a decorative, heavily landscaped hedge or other opaque fencing material until new buildings that front the Avenue are built.

Corridor. multi-family units. Head-in parking lines Avenue.